

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON TUESDAY NOVEMBER 15, 2016 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

MADAM CHAIR: Tonita Gurule-Giron

COMMISSIONERS: Ember Davis
David Romero
Vince Howell
Barbara Casey
David Ulibarri Jr.

ALSO PRESENT: Carmela Martinez, Housing Director
H. Chico Gallegos, City Attorney

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Madam Chair Gurule-Giron asked Commissioner Howell to offer the moment of silence. Commissioner Howell stated, these are tumultuous times. We need to really pray to our Lord to give us the strength to accept what is going to be happening. We need to look at our local area and ask the Lord to give us the guidance to make the right decisions, and to think about our community members for the betterment of our lives. That is what we are all here for, in God's name.

APPROVAL OF AGENDA

Commissioner Barbara Casey made a motion to approve the agenda as is with minor typographical errors brought to Director Martinez' attention on the lease agreement section of the resolution being submitted in the agenda packet. Commissioner David Romero seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner Ember Davis	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Barbara Casey	Yes
Commissioner Vince Howell	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

APPROVAL OF MINUTES

Commissioner Barbara Casey made a motion to approve the minutes of October 19, 2016 with some minor typical errors as corrected. Commissioner David Ulibarri Jr. seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Ulibarri Jr.	Yes
Commissioner Barbara Casey	Yes
Commissioner David Romero	Yes
Commissioner Ember Davis	Yes
Commissioner Vince Howell	Yes

Barbara Padilla re-read the motion and advised the motion carried.

PUBLIC INPUT

None at this time.

PRESENTATION - FINANCE

Natasha Martinez-Padilla, Finance Specialist presented the Housing Revenue and expenditure report thru October 31, 2016. As of October 31st, 33% of the year has lapsed. The revenues are at total 33%, and expenditures are at total 24%. Mrs. Martinez-Padilla stated she realizes the transfers are at zero. That transfer of \$66,510 will be going through in December. Additionally, other income is at 49%. This 49% is represented on our unit materials, late charges, and interest.

Commissioner Barbara Casey wanted to thank Director Martinez for providing pictures of the pot holes that had been filled on Sagebrush.

PRESENTATION – PHAS REPORT

Natasha Martinez-Padilla explained the Public Housing Assessment System (PHAS) scores for the Housing Authority. These scores show where we are nationally ranked. Mrs. Martinez-Padilla stated the HA is currently a "Standard Performer". The physical score was a 32 out of 40. There are some things that need to be fixed such as sidewalks and fascias on the buildings. The HA is going to be putting together a fascia project to help bring up that score. On financials, the HA received a score of 25 out of 25. On management, the HA received a score of 25 out of 25. For the HA's Capital Fund, a score of 7 out of 10 was received. The reason the HA did not get the full 10 points was because of the occupancy. As mentioned, the HA is currently a Standard Performer. A score of 90 points is needed in order to be a "High Performer". We receive a score of 89. This is only the second year the HA has been Standard Performers. Prior that that the HA was listed as "Troubled Performers". Instead of an 89, the HA was scoring a lot lower rate due to circumstances such as late audits, maintenance issues, and other housing activities. Currently, the HA is in good standing with the HUD field office and have commended us on multiple occasions. Our occupancy increased in double digits.

Commissioner Howell asked since we are 8 points below the maximum score on the physical aspect, is there a reason we are not fixing things that are noted. Ms. Martinez-Padilla stated some things we are losing points for, are things we are not aware of. Once we become aware of these things, they are fixed. The HA sends out a newsletter every month asking tenants to let us know if there is anything wrong in their unit so a work order can be done.

Discussion ensued about some of the deficiencies that cause the HA to lose points.

Madam Chair Gurule-Giron asked Ms. Martinez-Padilla what the benefits are for the higher rating. Is there additional funding? Ms. Martinez-Padilla stated when you are in troubled status, we have less give and take with HUD. They monitor everything within the HA. Once you become higher rated, the reporting is less diligent. When the HA hits the 90% the HA will acquire additional funding.

PRESENTATION – Law Enforcement

Director Carmela Martinez stated to the commission that there is a resolution in the business items to approve the housing of Law Enforcement Officers in Public Housing. Director Martinez introduced Lt. Michael Padilla from LVPD, to do a presentation on crime reports within HA Properties.

Lt. Padilla discussed that the violent crimes, domestic violence has risen over the last year. He stated this is pretty much everywhere throughout the state. He stated there have not been any major issues in Housing. When there are issues, officers respond quickly and try to prevent anything major from happening.

HOUSING DIRECTORS MONTHLY REPORT

Housing Director Carmela Martinez thanked Commissioner Casey for bringing up the millings project on Sagebrush. It is done, thanks to the collaboration with the Public Works Department and Director Veronica Gentry and her street crew who came out to get that project done. This parking allows for at least 15 vehicles to be parked.

The Maintenance crew continues to work on units to prepare them for move-in. We have quite a bit this month, we should have those all filled in the month of December.

There are a couple of projects in Loudon, including 5 units that are being prepared for stuccoing.

BUSINESS ITEM

Approval/Disapproval of Resolution No. 16-42 to approve the Housing of Law Enforcement Officers in Public Housing Units.

The commission was provided with a packet which includes the lease agreement, a plan of action, and other supporting documents that are being submitted to HUD in order to get approval to continue to house Law Enforcement Officers.

Commissioner Casey asked how many officers will be housed. Director Martinez stated we have 3 certified Law Enforcement Officers being housed in the PHA.

Madam Chair Gurule-Giron asked where the officers are located. Barbara Padilla, Housing Manager Supervisor advised the commission that the HA is allowed 3 units to be designated for occupancy by Law Enforcement Officers. This agreement with HUD is renewable every 3 years. At this time we are requesting to renew for another 3 years. We currently house an officer in the Apache/Navajo area, one in the Louden area, and one in the Calle Contenta area. Director Martinez stated they are all State Police Officers currently living in the units.

Commissioner Howell asked Director Martinez if HUD is allowing us to house 3 officers and if it goes against any HUD regulations in regard to income or any other regulations. Director Martinez explained that this is a national program that is in all Public Housing. We have been providing this for the past 3 years and we hope to continue it. Commissioner Howell asked how this affects the applicants on the waiting list. Director Martinez deferred the question to Barbara Padilla, Housing Manager Supervisor. Ms. Padilla stated to the commission that it has been proven that housing law enforcement officers in Public Housing is a benefit for Housing by helping to deter crime. Therefore it outweighs the loss of rental income. The officers are given a flat rent amount of \$138 which assists the officers. The officers are providing a service to the HA as well as the community, so HUD sees this as a benefit. In Housing, we have had instances where there are tenants creating problems in their neighborhood. When there is the presence of an officer or even just a police car, often times these problem tenants will move out, creating a safer neighborhood.

Commissioner Howell asked, why not city police. Barbara Padilla answered that currently all the officers living in housing happen to be State Police Officers. The HA did put out the offer to City Police, State Police and Sherriff. If one of the officers moves out, we have a list of officers who are interested and are housed on a first come first serve basis.

Commissioner Barbara Casey made a motion to approve Resolution No. 16-42 to approve the Housing of Law Enforcement Officers in Public Housing Units. Commissioner David Ulibarri Jr. seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner Barbara Casey	Yes
Commissioner Vince Howell	Yes
Commissioner David Romero	Yes
Commissioner Ember Davis	Yes
Commissioner David Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.

COMMISSIONERS REPORT

Commissioner Howell thanked Director Martinez for getting the parking on Sagebrush taken care of.

EXCUTIVE SESSION / CLOSED SESSION

Director Martinez stated there is no need for Executive Session at this time.

ADJOURN

Commissioner Vince Howell made a motion to adjourn the meeting. Commissioner Barbara Casey seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

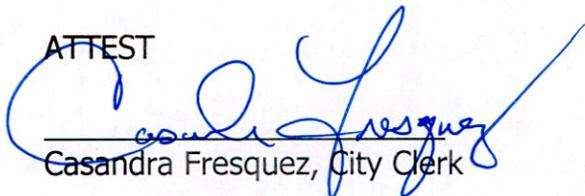
Commissioner Vince Howell	Yes
Commissioner David Romero	Yes
Commissioner Ember Davis	Yes
Commissioner Barbara Casey	Yes
Commissioner David Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.



Madam Chair Tonita Gurule-Giron

ATTEST



Casandra Fresquez, City Clerk